

## 1. 2006SP-077-001

### ROLLING HILLS (AMENDMENT)

Map 164, Parcel(s) 062

Council District 33 (Robert Duvall)

Staff Reviewer: Jason Swaggart

A request to amend the Rolling Hills Specific Plan district for property located at 3485 Hamilton Church Road, approximately 1,205 feet west of Hobson Pike, (11.93 Acres), to permit up to 56 single-family residential lots and 7 townhomes where 27 single-family lots, 16 cottage lots and 8 townhomes were previously approved, requested by Dale & Associates, applicant; J2K Builders, LLC, and William Wallis, owners.

**Staff Recommendation: Approve with conditions.**

### APPLICANT REQUEST

**Amend SP to permit 56 single-family lots and seven townhomes.**

#### Preliminary SP

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#### **Existing Zoning**

Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes a mixture of housing types that includes 27 single-family lots, 16 cottages and eight townhomes.*

#### **Proposed Amendment**

Specific Plan-Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes a mixture of housing types that includes 56 single-family lots, 7 townhomes.*

### CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Create Walkable Neighborhoods

While the proposed plan consists mostly of single-family lots, it does provide for an additional housing option in the form of townhomes. The area surrounding the proposed development consists of mostly single-family residential homes on individual lots, so the additional housing type will provide an option for persons looking to downsize or do not want to take care of a yard. The plan also provides for numerous future street connections. This will permit street connectivity as development occurs in the area. Street connections are important because it does not only provide vehicular options, but it fosters walkability by providing pedestrians safe and access to other areas.

### ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

#### Consistent with Policy?

Yes. The proposed amendment is consistent with the T3NE land use policy. The plan provides a development that maintains a suburban character while permitting more housing diversity than what may be found in existing traditional suburban neighborhoods. The plan provides townhomes which is important because it provides options for people requiring/wanting

different living arrangements. The plan provides several stub streets to adjacent properties. This provides for better street connectivity as the area develops. The street connections are also planned for in the Community Plan.

### PLAN DETAILS

The approximately 11.3 acre site is located on the south side of Hamilton Church Road west of Hobson Pike. The property does not contain any significant environmental constraints.

The SP was originally approved in 2006 with a total of 51 residential units consisting of 27 single-family lots, 16 cottage lots and eight townhomes. A final site plan was approved in August of 2007. Subsequently, streets were roughed in, water and sewer

lines were installed, including a sewer extension to the west, and stormwater facilities were built. In 2010, a four year review was initiated and the Commission found the SP active.

#### Site Plan

The proposed plan calls for 56 single-family lots and seven townhomes with a density of approximately 5.6 dwelling units per acre. All units will be located on new streets. The single-family lots range in size from 3,900 square feet to 7,200 square feet. The plan would permit lots as small as 3,750 square feet. Setbacks are as follows:

Front: 15 foot primary structure and 20 feet for garage  
Side Street: 10 feet primary structure and 20 feet for garage  
Side: 3 Feet  
Rear: 20

A majority of the lots are fifty feet wide or greater at the street; however, the plan also calls for lots that are less than 50 feet wide. The plan requires that lots of less than fifty feet wide provide some type of shared access.

Primary access into the development is from Hamilton Church Road. Sidewalks are shown along both sides of the new road and along the site's frontage of Hamilton Church Road. The Right of Way (ROW) along Hamilton Church Road is shown as 60 feet. The plan also provides a street layout that permits public street connections to surrounding property including one to the north, one to the east, two to the south and two to the west.

The primary stormwater facility (retention pond) is located at the front of the property along Hamilton Church Road. Approximately 88,600 square feet (17%) of the site is in open space.

#### **ANALYSIS**

Staff is recommending approval with conditions. The plan is consistent with the T3 NE land use policy and meets several critical planning goals.

#### **FIRE MARSHAL'S OFFICE**

##### **Disapprove**

Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1.  
{2006 IFC B105.1 One- and two-family dwellings.

The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min) for a duration of 2 hours.}

All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround, this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.

2 Fire Dept. access roads are required.

Fire hydrant flow data is required.

#### **STORMWATER RECOMMENDATION**

##### **Approved with conditions**

- Add note to plan stating that detention / water quality will be designed to meet current regulations.

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approved with conditions**

- This development will require Public Works approval of detailed construction plans prior to grading the site. Final design and improvements may vary based on actual field conditions.
- Label streets as ST-252 cross-section and alleys ST-263.

Maximum Uses in Existing Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	11.93	-	43 U	495	21	28

Maximum Uses in Existing Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	11.93	-	8 U	92	11	17

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	11.93	-	56 U	530	31	41

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	11.93	-	7 U	92	11	17

Traffic changes between maximum: **SP-R** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 16	+35	+10	+13

**WATER SERVICES RECOMMENDATION**

Approved

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **SP-MR** district: 10 Elementary 8 Middle 7 High

Projected student generation proposed **SP-R** district: 11 Elementary 9 Middle 9 High

The proposed SP-R zoning district could generate four more students than what is typically generated under the existing zoning district. Students would attend Edison Elementary School, J.F. Kennedy Middle School, and Antioch High School. All three schools are identified as over capacity. There is no additional capacity for elementary students in the Antioch Cluster but there is additional capacity for middle and high school students. This information is based upon data from the school board last updated September 2013.

**Fiscal Liability**

The fiscal liability of one new elementary student is \$21,500. This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

**STAFF RECOMMENDATION**

Staff recommends disapproval; and Approval with conditions if the Fire Marshal approves the plans prior to the meeting.

**CONDITIONS (If approved)**

1. Uses are limited to 56 single-family residential lots and seven townhomes.
2. A one foot Right of Way dedication shall be made along Hamilton Church Road. The dedication shall be shown on the final site plan and final plat.
3. Access for lots less than 50 feet in width at the street shall be coordinated in order to limit curb cuts. In general, one driveway shall be provided per two lots. The final arrangement of access points shall be approved with the final site plan based on the final lot configuration.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application.

5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.

6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions (7-0-1), Consent Agenda

**Resolution No. RS2014-134**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-077-001 is **Approved with conditions. (7-0-1)**

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